



June 12, 2013

**Public Hearing Notice – Type III:
Annexation and Zone Change**

Case File No.: **Annexation 1-13 and
Zone Change 6-13**

Project Name: **Portland General Electric**

You are provided this notice because the city has received an annexation application near your property in Hillsboro, Oregon. **Two public hearings will be held before the Hillsboro City Council at or shortly after 7:00 p.m., on Tuesday, July 2, 2013, in the auditorium of the Hillsboro Civic Center, 150 East Main Street, Hillsboro.**

Request: The property owner requests annexation of property, approximately 10.63 acres in size (and associated right-of-way), into the City limits of Hillsboro; and the City will initiate a zone change on the subject property to apply the City's Industrial Sanctuary zone upon annexation.

Site Address: 5285 NW 253rd Avenue

Assessor's Tax ID: 1N2210002300

Location: North of NW Evergreen Road and west and south of NW 253rd Avenue (see site area map on reverse).

Zoning: County FD-20 Future Development 20-acres District

Hillsboro Comprehensive Plan: IN Industrial

Owner/Applicant: Portland General Electric

For additional land use information on the subject site, visit Hillsboro Maps at www.hillsboro-oregon.gov/Planning/Maps

The applicable criteria for an annexation are listed in Metro Code Chapters 3.09.045 and 3.09.050. The applicable criteria for a zone change are listed in the Hillsboro Zoning Ordinance No. 1945, Volume I, Section 97 and Section 114. The Zoning Ordinance may be viewed online at www.hillsboro-oregon.gov/Planning, or in the Planning Department office.

Annexation of the property would also include annexation of associated right-of-way, and its withdrawal from the following district: Washington County R.F.P.D. #2. The annexation staff report will be available on Monday, June 17, 2013 at 4:00 p.m. The zone change staff report will be available on Tuesday, June 25, 2013 at 4:00 p.m. The complete application, staff reports, and all related criteria are available at the Hillsboro Planning Department for public inspection at no cost, and/or copies can be provided at reasonable cost. Materials can be reviewed from 8:00 a.m. to 5:00 p.m. weekdays, excluding holidays, in the Planning Department at the Hillsboro Civic Center, 150 East Main Street, Fourth Floor, Hillsboro, Oregon.

All interested persons are invited to attend this meeting and will be given an opportunity to be heard concerning the proposal. Oral testimony will be taken in the following order: applicant; other proponents; opponents; and applicant's rebuttal. Oral testimony should avoid repetition of issues, and should be based on the application or on the approval criteria listed above. ORS 197.763 provides that under certain circumstances, the record may remain open or a continuance may be granted upon the request of a participant. If you are unable to attend the hearing, you may submit a written statement to the Planning

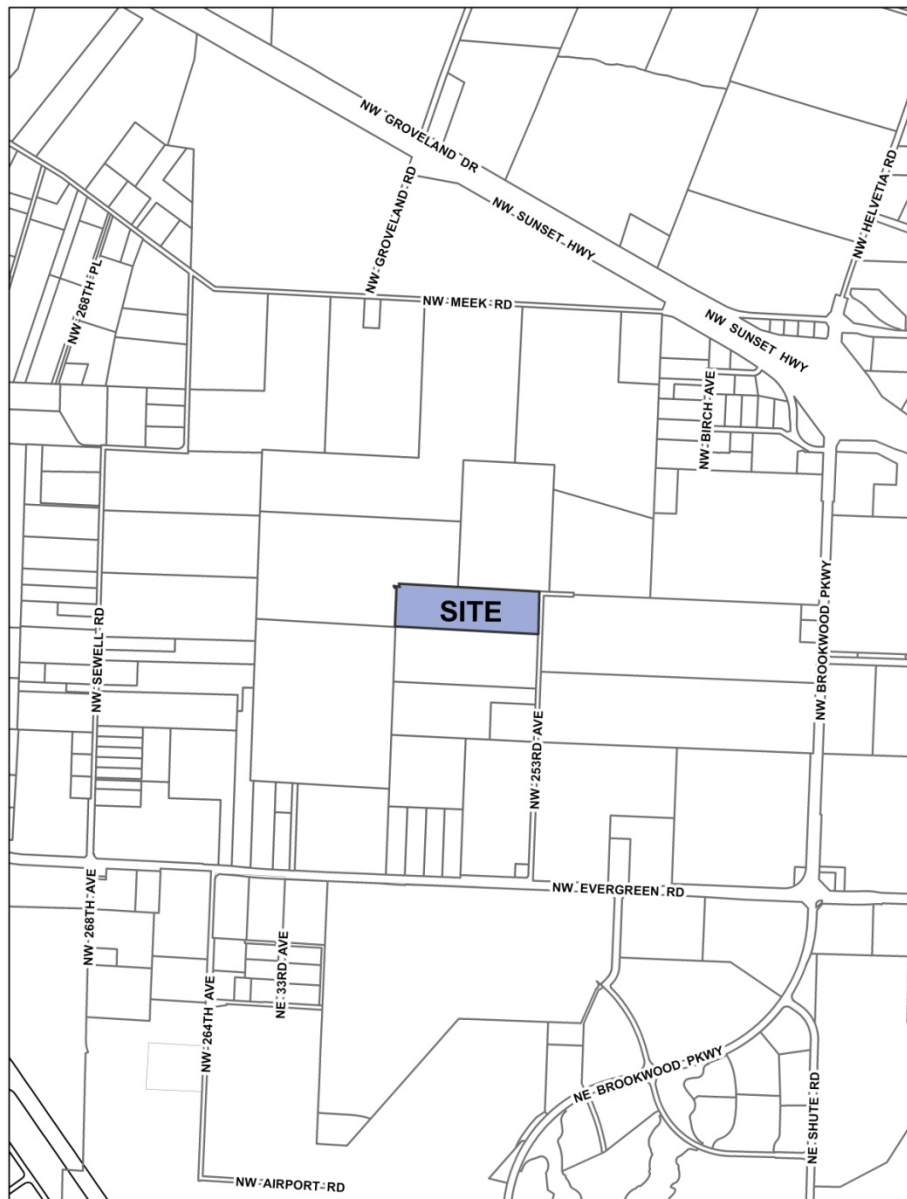
Director at the address listed on this letterhead, on or before the hearing date. Telephone conversations cannot be accepted as testimony. Please reference the Case File No. above on all written testimony.

Pursuant to ORS 197.763, failure to raise an issue at the final evidentiary hearing, or by close of the record, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

For more information contact: Ruth Klein, Urban Planner, at (503) 681-6465 or by email at ruth.klein@hillsboro-oregon.gov.

Notice to Mortgagee, Lien Holder, Vendor or Seller: ORS Chapter 215 requires that if you receive this notice it must promptly be forwarded to the purchaser.

Site Area Map:

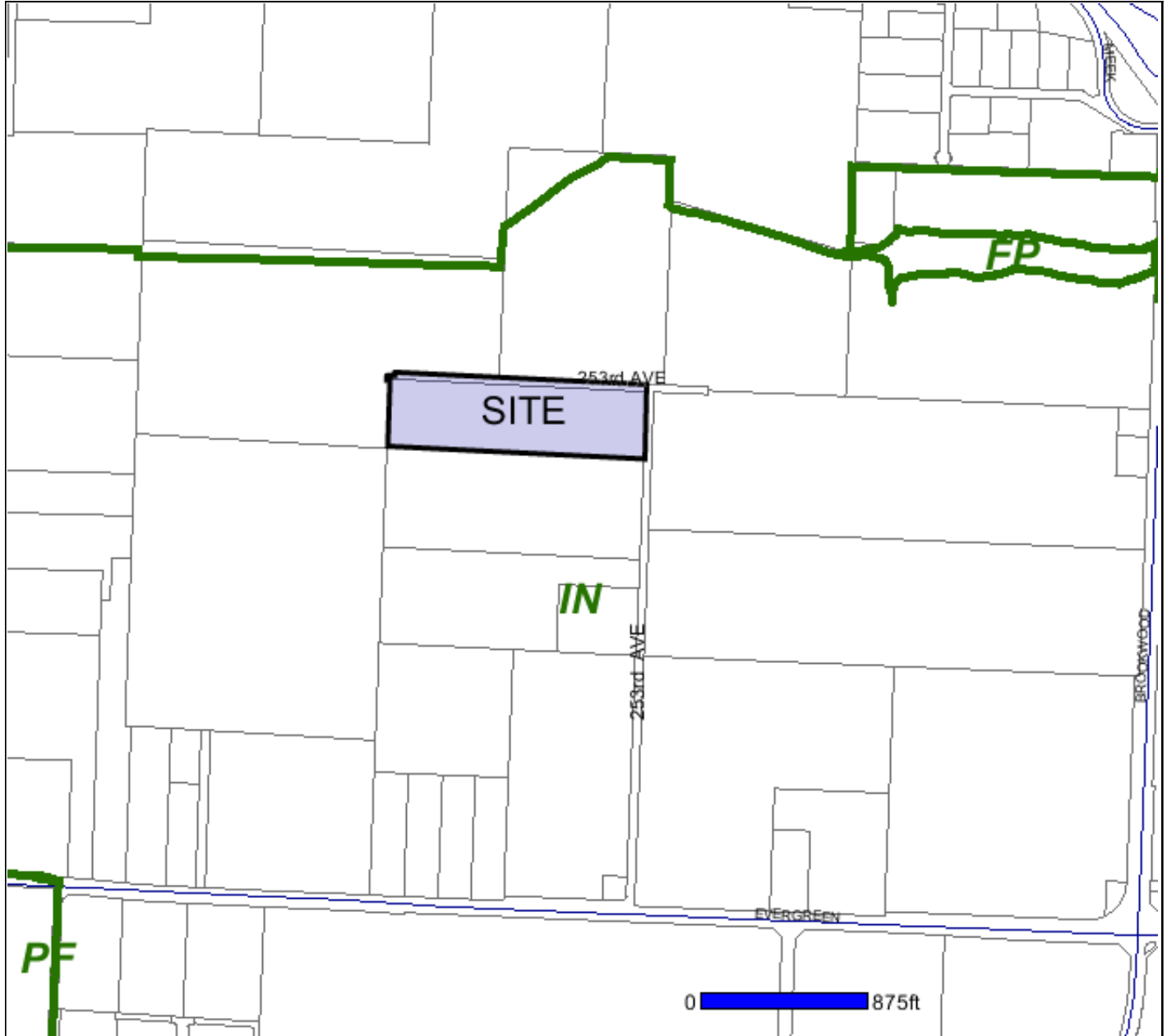




ANNEXATION 1-13 AND ZONE CHANGE 6-13 : PORTLAND GENERAL ELECTRIC



COMPREHENSIVE PLAN MAP



COMPREHENSIVE PLAN DESIGNATIONS

C	Commercial	RL	Low Density Residential (3-7 units per acre)	MU	Mixed Use
CO	County	RM	Medium Density Residential (8-16 units per acre)	MU-I	Mixed Use Institutional
FP	Floodplain	RH	High Density Residential (17-23 units per acre)	MU-UC	Mixed Use Urban Commercial
IN	Industrial	RMR	Mid-Rise Residential (24-30 units per acre)	MU-UE	Mixed Use Urban Employment
OS	Open Space	SCPA	Station Community Planning Area	MU-UR	Mixed Use Urban Residential
PF	Public Facility				

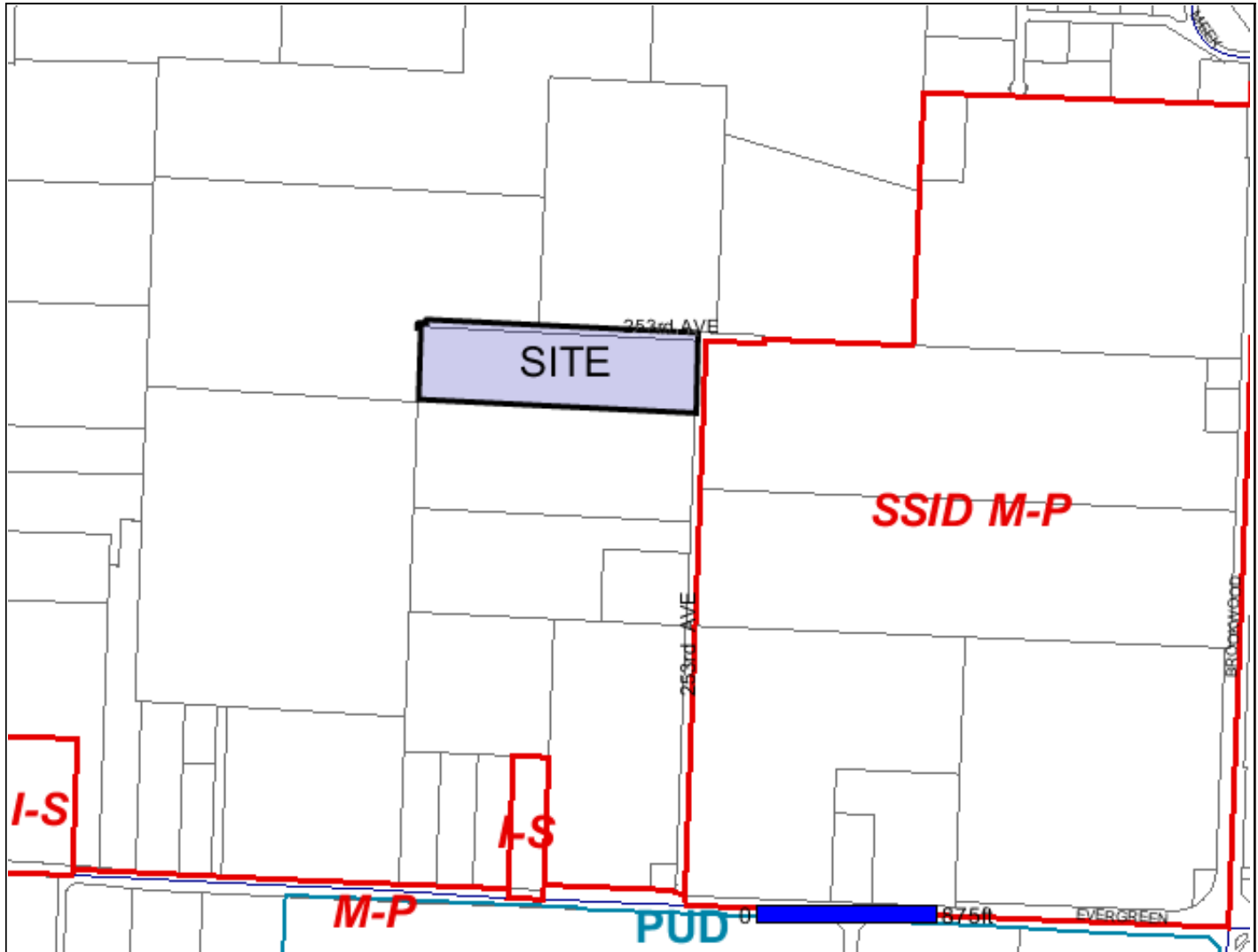
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ANNEXATION 1-13 AND ZONE CHANGE 6-13 : PORTLAND GENERAL ELECTRIC



ZONING MAP



ZONING DESIGNATIONS

ANX
CO Recent Annexation
County

Single Family Residential
R-4.5 Single Family
R-6 Single Family
R-7 Single Family
R-8.5 Single Family
R-10 Single Family

Multi-Family Residential
A-1 Duplex
A-2 Multi-Family
A-3 Multi-Family
A-4 Multi-Family

SID: Special Industrial District
SSID Shute Road
ESID Evergreen Area
HSID Helvetia Area

PUD Planned Unit Development

C-1 General Commercial
C-4 Neighborhood Commercial
I-S Industrial Sanctuary
M-2 Industrial
M-P Industrial Park
MU-C Mixed Use - Commercial
MU-N Mixed Use - Neighborhood

UC: Urban Center
UC-RM Residential Medium Density
UC-OR Office/Research
UC-AC Activity Center
UC-NC Neighborhood Center
UC-MU Mixed-Use Urban Density
UC-RP Research Park

SC: Station Community
SCBP Business Park
SCI Industrial
SCFI Fair Complex Station

SCC: Station Community Commercial
SCC-SC Station Commercial
SCC-MM Multi-Modal
SCC-DT Downtown District

SCR: Station Community Residential
SCR-HD High Density
SCR-MD Medium Density
SCR-LD Low Density
SCR-V Village
SCR-OTC Orenco Townsite Conservation
SCR-DNC Downtown Neighborhood Conservation

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